



**SEALED BID SALE  
SALE OF REAL ESTATE  
RICHMOND (BELT BOULEVARD & HOPKINS ROAD), VIRGINIA**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the District Right of Way and Utilities Mgr. located at 2430 Pine Forest Drive, Colonial Heights, Virginia 23834, until, but no later than, 10:00AM January 30, 2007 for the following property:

The subject property is located on the northeast side of Belt Boulevard, situated between the exit and entrance ramps for Hopkins Road. Hopkins Road traverses across the rear border on the property. This property is somewhat triangular in shape with approximately 100 feet of frontage along Belt Boulevard and has a variable but sufficient depth. Topography is gently rolling beginning on grade at Belt Boulevard thence dropping down slightly and then rising toward the rear. An existing curb cut entrance is situated along the southwest portion of the property.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 90 days after approval of sale. The value placed on this parcel is \$70,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Peggy Hill at (804) 524-6073.

**All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.**

**Bid Proposal Form Sealed Bid Sale Dated January 30, 2007.**  
**[www.virginiadot.org/business/pmi/Richmond.asp](http://www.virginiadot.org/business/pmi/Richmond.asp)**

**BID PROPOSAL FORM SEALED BID SALE DATED JANUARY 30, 2007.**

David A. Schneider  
District Right of Way and Utilities Mgr.  
Virginia Department of Transportation  
2430 Pine Forest Drive  
Colonial Heights, Virginia 23834

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated January 30, 2007, and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated January 30, 2007.

The undersigned hereby agrees to purchase the property located in the City of Richmond, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated January 30, 2007, for the sum of \$\_\_\_\_\_.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of \$\_\_\_\_\_, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Firm (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Date: \_\_\_\_\_

**NOTE: Face of envelope must bear the words "SEALED BID SALE, dated January 30, 2007".**

## **INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED JANUARY 30, 2007**

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, located in the City of Richmond, Virginia, fronts on Belt Boulevard and is known as "Parcel 109" on the attached plan sheet.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until 10:00AM January 30, 2007.
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated January 30, 2007." The outer envelope shall be addressed as follows:

David A. Schneider (PBH)  
District Right of Way and Utilities Mgr.  
Virginia Department of Transportation  
2430 Pine Forest Drive  
Colonial Heights, Virginia 23834

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after 10:00AM January 30, 2007, will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form  
Instructions to Bidders  
Property Description  
Fact Sheet  
Plat/Plan Sheet(s) of Property

For further information, contact: Peggy Hill  
Land Acquisition & Property Management Agent, II  
Virginia Department of Transportation  
2430 Pine Forest Drive  
Colonial Heights, Virginia 23834  
Telephone: (804) 524-6073

David A. Schneider  
District Right of Way and Utilities Mgr.  
Virginia Department of Transportation

## **SEALED BID SALE DATED JANUARY 30, 2007**

### **PROPERTY DESCRIPTION**

That certain parcel of land and improvements located in the City of Richmond fronting on Belt Boulevard known as "Parcel 109" and containing 0.654 of an acre, more or less; being a portion of the same real estate acquired by deed dated February 13, 1991, recorded in Deed Book 279, Page 378, in the Circuit Court records of City of Richmond, Virginia, and more specifically described as follows:

The subject property is located on the northeast side of Belt Boulevard, situated between the exit and entrance ramps for Hopkins Road. Hopkins Road traverses across the rear border on the property. This property is somewhat triangular in shape with approximately 100 feet of frontage along Belt Boulevard and has a variable but sufficient depth. Topography is gently rolling beginning on grade at Belt Boulevard thence dropping down slightly and then rising toward the rear. An existing curb cut entrance is situated along the southwest portion of the property.

**FACT SHEET**  
**SEALED BID DATED JANUARY 30, 2007**

**LOCATION:**

The subject property is located on the northeast side of Belt Boulevard, situated between the exit and entrance ramps for Hopkins Road.

**ACREAGE:**

0.654 of an acre, more or less

**IMPROVEMENTS** (if any):

None

**DESCRIPTION:**

That certain parcel of land located in City of Richmond fronting on Belt Boulevard known, numbered and designated as "Parcel 109", 0.654 of an acre, more or less 28,480 square feet, more or less.

**UTILITIES AVAILABLE:**

All

**PARKING AVAILABLE:**

Yes

**EASEMENTS AND ENCUMBRANCES:**

Subject to easement of record.

**ZONING:**

M-1 Light Industrial

**TAX MAP ID#:**

